

Company Profile





Our Purpose

Building great people and quality homes.



Our Vision

To be the leading residential construction company in the Auckland and Northland regions.

Our Values



Do it together



Build strong relationships



We aim higher



We innovate safely

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Executive Summary

Trusted delivery partner

With over 45 years of experience, Precision Construction has built a reputation for operational excellence and integrity. Our long-standing success is a testament to our commitment to quality and professionalism.

At Precision Construction, we offer extensive expertise across all types of **residential homes** projects. We excel in construction, from luxurious high-end homes to modest bungalow renovations. Our approach emphasises client engagement and exceeding expectations.

In **residential developments**, we've delivered over 1,000 homes primarily through design-and-build engagements, focusing on constructability and cost-effective solutions. We currently have the capacity to manage over 350 homes in concurrent construction.

Homes require regular upkeep, from minor repairs to full refurbishments. Our dedicated **small jobs and maintenance** team can help ensure your property remains in excellent condition. Every project, big or small, is handled with precision, skill, and care—treating your property as if it were our own.

Our purpose to 'build great people and quality homes' reflects our dedication to exemplary quality and project delivery.

We deliver projects across the Auckland and Northland areas, with bases in Auckland, Mangawhai and Whangārei.

We would be proud to be your trusted partner for your next project.



It all started with hanging a single door

Our History and Growth

It started with the hanging of a single door! Over the following 45 years, Precision Construction has built an enviable track record which demonstrates experience and expertise in residential homes, multi-unit developments, and light commercial construction for a broad spectrum of clients.

The Company evolved from a partnership founded in 1979 by Grant Millar and Rosemary Macdonald. The focus being alterations, additions and the construction of new townhouses in the rapidly growing Eastern suburbs of Auckland. This successful partnership continued through to 1998 until Rosemary's failing health necessitated some changes.

In 1999 a new company was incorporated, Precision Construction Limited, with Grant Millar at the helm. The Company expanded and in 2003 Danny Spooner, the Company's quantity surveyor, was appointed a director.

The Company has continued to drive successful growth with an innovative approach featuring optimised construction methodologies and continues to command a leading role in the high-end market with a focus on quality assurance, high standards and ensuring we have specialist high performing teams dedicated for the duration of each project who deliver and delight our customers.

In 2018, we established a base of operations in Mangawhai, to service projects and clients in the area; and in 2023 we did the same in Whangārei.

Our Expertise

Precision Construction are an experienced and versatile construction company that has delivered projects in most areas of construction. Our core areas of expertise are:

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Our Expertise

Residential Homes



Precision Construction has earned a reputation for delivering outstanding residential projects. Whether creating luxurious, architecturally designed high-spec homes, renovating bungalows, or repairing something smaller, we apply the same commitment to excellence across all projects.

Our philosophy centres on excellence — not just in craftsmanship but also in how we manage every aspect of the project, from scheduling and budgeting to reporting. We approach every build with honesty, integrity, and professionalism, ensuring that our clients' visions are realised to the highest standard.

At Precision Construction, we have a deep passion for architecture and design. Our hand-picked team of builders collaborates closely with design teams and clients to bring your vision to life, even on the most challenging projects.

Our expertise includes:

- New builds
- Complex, high specification homes
- Renovations, alterations and additions
- Recovery of distressed projects

Our Expertise

Residential Developments



Since 2013, Precision Construction has been a trusted main contractor for developers. Our team has delivered more than 1,000 warm, dry, quality homes.

These developments have primarily been engaged on a ‘design and build’ basis which enables us to add value through the design phase through innovation and looking out for our client’s interest.

Our Optimised Construction Innovations reduce typical construction durations by up to 30% per home, reduce construction costs, enhance quality and improve both structural and thermal performance.

Projects where we lead the design phase experience fewer cost variations and design related delays.

We have the experience and capability to manage and deliver a wide range and scale of development projects.



Our expertise includes:

Scope

- Preconstruction lead (RC, EPA, BC)
- Site and civil works
- Main construction
- Post construction close out
- Recovery of distressed projects

Scale

- 2–150-unit developments

Typology and Configuration

- 1-3 levels construction (horizontal and vertical tenancy)
- Standalone
- Duplex
- Terrace

Materiality

- Timber
- Precast
- Insitu Concrete
- Innovative Systems such as SIPs and ICF

Sustainability

- Homestar
- Life Mark
- Passiv Haus

Our Expertise

Light Commercial Projects



With our extensive skills and experience delivering high-quality, complex residential homes with varying materiality, along with large scale, time and cost sensitive developments we are well-equipped to handle a variety of light commercial projects. We are committed to delivering these projects of high quality, on-time, and cost-effectively.

Our expertise includes:

- Fit outs
- Storage units
- Mixed use (storage and office) units
- Golf driving ranges
- Small shopping centres



Our Expertise

Small Jobs and Maintenance



Homes require regular upkeep, from minor repairs to full refurbishments. Our dedicated team of industry-qualified professionals ensures your property remains in excellent condition, so you can focus on what matters most.

With a reputation built on exceptional service, we provide prompt, reliable, and high-quality solutions tailored to your needs. Every project, big or small, is handled with precision, skill, and care—treating your property as if it were our own.

Our expertise includes:

- Small jobs and projects – from doors to decks
- Preventative/Planned maintenance
- General maintenance (ad-hoc)

Our Expertise

Specialist Expertise Areas



Passive Haus

We have delivered one of New Zealand's largest Passive Haus certified residential developments. Our team played a crucial role throughout the design phase and led the construction to a successful completion.

This project has received multiple awards and is a Landmark project in New Zealand. For more information on this project, visit

https://kaingaora.govt.nz/en_NZ/about-us/sustainability-at-kainga-ora/kainga-ora-passive-houses/

This has setup Precision Construction with the experience and expertise to successfully deliver Passiv Haus projects and homes, or High-Performance Homes.

Distressed projects

Sometimes projects become distressed and require a new builder or main contractor.

This situation can create significant challenges for the owner or client, including increased time, cost, quality issues, liability concerns, and disruptions in continuity. That's why it is crucial for distressed projects to be handled by an experienced and capable main contractor.

With an in-house construction team and experience in recovering multiple distressed projects of various sizes and complexity, Precision Construction is the go-to company to assist completion of the project in an efficient and cost-effective way.



Our Services and Capabilities

Precision Construction offers a wide range of services and has a depth of capabilities and expertise to meet our clients' needs.

Our main areas of service/capability are as follows:

■ Development Management

Preconstruction/Design Management:

We believe that good design and planning sets the foundation for successful construction. Precision Construction actively engage or lead the design process as we understand how important it is to get the design right – it is more costly to pause construction to resolve design related issues.

We have an experienced In-house Preconstruction Manager that is trade certified and therefore understands all aspects of optimal constructability, buildability and cost effectiveness to get the best outcome for our clients.

We work with our Accelerated Quality Preconstruction Consultant team to deliver preconstruction ~33% faster than traditional preconstruction, to a higher quality level, cost effectively.

Construction:

Delivery of the construction phase of developments including site and civil works through to final site works and completion.

Post-Construction:

Managing all postconstruction close out aspects from 223, 224c, EACC, CCC and titles.

■ Design and Build Projects

We provide an Early Contractor Involvement (ECI) basis to ensure optimal construction outcomes in terms of cost, quality and programme. Design is the foundation to successful construction.

■ Build Only Projects

We can do build only projects, with design provided by others.

■ Recovery of Distressed Projects

With our experienced in-house team and track record of recovering distressed projects, Precision Construction are the go-to build contractor to assist in the recovery of distressed projects. As part of this, we have helped many clients out and also found cost savings.

■ Constructability Consultation/Project Feasibilities

Design is the foundation to successful construction, and we actively engage in the design phase to ensure optimal constructability - to mitigate construction risks and ensure cost-effective, in-scope construction.

■ Value Engineering

With a commitment to continuous improvement and innovation, Precision Construction have a strong track record of recovering projects that were not going to proceed. We always strive to find best, fit for purpose solutions for our clients.

■ Project Management

In-house, experienced Project Managers cover all aspects of project construction and delivery. All our Project Managers are Trade Qualified.

■ Strategic Procurement

We partner with our subcontractors and supply chain for better outcomes. Procurement is paramount in the successful delivery of all projects, with subtrade work often accounting for ~60% of more of the work.

All subcontractors and suppliers that work with Precision Construction are prequalified by our in-house Procurement Manager, and all our construction programmes incorporate a procurement schedule to ensure all materials and subcontractors are on-time to achieve programme outcomes. Many of subcontractors working alongside us for over 10 years, with some allocating time to us and providing us priority of supply/service.

■ Contract Methodologies

We can contract our services with you on the either of the following basis:

Cost Reimbursement Projects

Precision Construction has depth of experience working on cost reimbursement projects when there are significant unknown variables such as renovations and alterations.

We provide a comprehensive indicative budget before the project starts, along with a schedule of rates and full transparency in monthly claims.

Fixed Price Lump Sum Projects

Precision Construction also have depth of experience working on fixed price lump sum projects when there are minimal unknown variables, such as with new builds or developments.

We provide a comprehensive budget with a trade-by-trade breakdown and descriptions and clarifications, along with P&G breakdown to ensure full transparency

Our Commitments

To uphold our position as the go-to company for our clients, we rely on core principles and proven methods that support our capabilities and services.

These are our commitments. They inform every decision we make and actions we take.

Our Commitments

Operational Excellence

We bring an in-house team and a 'do it right the first-time' commitment

Underpinning our success has been the quality and competencies of our people, our company culture, and our long-standing, committed supply chain and subcontractor partnerships.

We operate comprehensive quality and project management systems and reporting, enabling full progress tracking and visibility at every project stage, resulting in superior project management, end-to-end, and proactive communication to our clients.

Critically, we have a full in-house labour team, and we partner with our own suppliers and subcontractors for the long term. Accordingly, we have the resource capacity to bring in additional resources as the need arises, to ensure the optimal delivery of this project for you.

Client Engagement

We will collaborate

Client engagement and collaboration are fundamental to every project and is deeply embedded in how our team operates.

We prioritise proactive, transparent communication and work closely with our clients to ensure a collaborative process.

Programme Focus

We will deliver ahead of your requirements

We consider the construction programme to be critical to every project's success. We invest significant time into strategic planning and programming to ensure optimal outcomes for our clients– we fully understand the cost of time.

Precision Construction programmes are typically 15 – 20% faster than traditional constructors and we have a proven track record of achieving or bettering our programmes.

We ensure our programmes are comprehensive, realistic, collaborative, and achievable to provide confidence to our clients in delivery dates.

High-Quality

We aim to deliver zero-defects at practical completion, (and have a track record doing so)

Precision Construction's comprehensive quality management system ensures high standards are maintained throughout the build process. We have dedicated in-house resources that inspect quality checkpoints and controls at every stage, supported by unique standard operating procedures lived consistently by all our teams.

Our proactive approach to Quality Assurance (QA) involves integrating QA discussions into all our prestart meetings with subcontractors and construction teams. This ensures clear expectations are set before any task is undertaken, ensuring no remedial works after the task and QA review.

Our Commitments

Cost Effective

We will deliver quality homes, at a fast pace, which provides cost effective 'whole of life' pricing

Precision Construction operates on the principles of equitable parity and a fair value exchange.

We deliver projects either on a fixed price lump sum basis or a cost reimbursement model, always maintaining a high level of transparency in our pricing.

We actively collaborate with our clients to provide cost-effective, fit for purpose solutions and ensure competitive pricing by sourcing multiple subcontractor bids for each trade and conducting thorough internal reviews.

When we are engaged in the design process, we evaluate products and details with a 'whole-of-life' approach to ensure long-term value.

Innovation and Continuous Improvement

We are always striving to do things better

Innovation and continuous improvement are core to our ways of working. We are always striving to do things better and provide the best outcomes for our clients - time, cost, quality, durability, sustainability and longevity.

We have a proven track record with innovative preconstruction and construction which past clients can testify to.

Read more about our innovations on [page 23](#).

Quality Team

We will provide a dedicated in-house team of high-quality, experienced people

With a focus on excellence, efficiency, and delivering on client requirements, we hand-pick construction teams from our in-house team along with trusted long-term subcontractors and suppliers committed to ensuring successful delivery of projects.

Precision Construction are proud and have an in-house construction team and support team of over 120 people, with an average tenure of seven years with some over 20 years.

Having an in-house team creates a strong culture, along with the breadth of capability and depth of capacity to respond to project resourcing requirements.

We are proud to enable personal and professional development and career paths for our people to the point that some of our managers and leaders started with Precision Construction as apprentices.

Design Management and Leadership

Good design sets the foundation for successful construction.

Precision Construction actively engage or lead the design process as we understand how important it is to get the design right - it is more costly to pause construction to resolve design related issues.

We have an experienced in-house Preconstruction Manager that is trade certified and therefore understands all aspects of optimal constructability, buildability and cost effectiveness to get the best outcome for our clients.

Our Commitments

Health, Safety and Wellbeing (HSW)

HSW is inherent in all we do

Precision Construction has a strong HSW culture and performance, which is owned by the frontline teams, supported by a dedicated in-house Health, Safety and Wellbeing team.

We hold 5-Star Category 4 IMPAC PreQual and SiteWise Gold external certifications and have a zero WorkSafe notices track record.

Tidy Sites

We maintain a tidy sites

At Precision Construction, keeping a tidy site is a core value ingrained in all our teams. While this may seem like a minor aspect, it fosters a strong culture and work ethic that are crucial for maintaining high-quality workmanship and ensuring the safety of our team.

Strategic Procurement

We partner with our subcontractors and supply chain for better outcomes

Precision Construction take a strategic approach to procurement with an in-house procurement team to support the successful delivery of our projects.

We have long-term and proven relationships with our suppliers and subcontractors to ensure confidence in supply chain and delivery.

We operate a subcontractor prequalification process to ensure quality and confidence in the people we work with.

All our programmes incorporate an integrated Procurement Schedule to ensure all items required for projects are delivered on-time and in full.

Broader Outcomes

We provide more than just homes

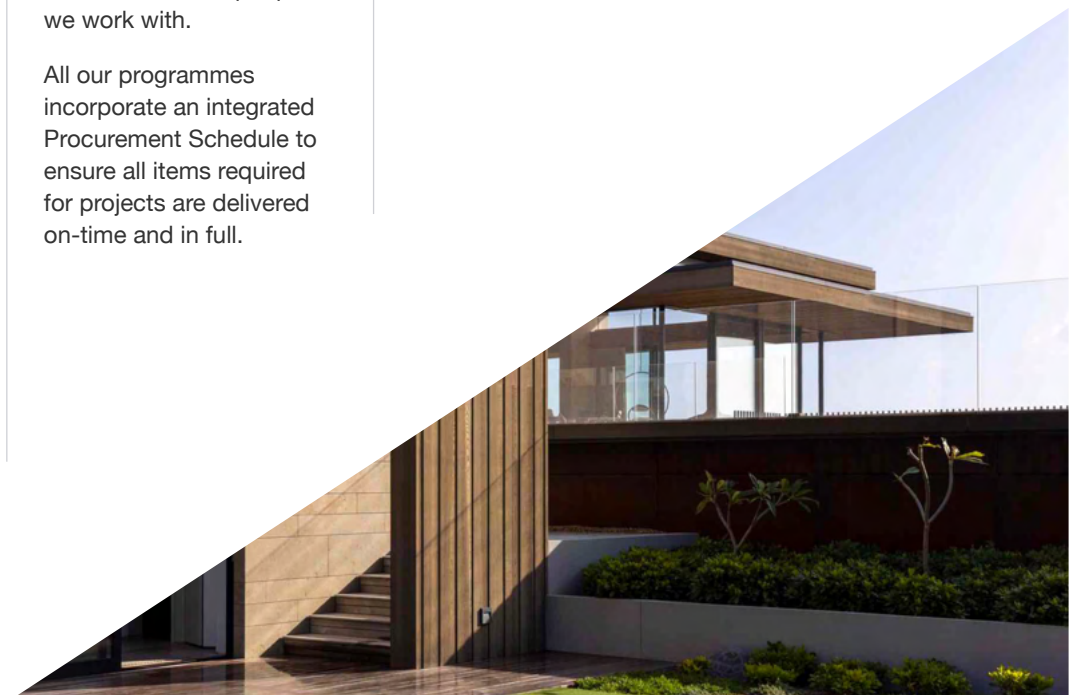
At Precision Construction, we see our role in the industry as more than just building homes. We strive to achieve broader positive outcomes for local communities and the environment.

We actively engage with local community groups, businesses, schools, training institutes, waste minimisation initiatives, and environmental protection initiatives to help provide a better outcome for New Zealand and its people.

Leadership and Governance

Our board and senior leaders bring a wealth of experience

Precision Construction have an experienced and knowledgeable leadership and governance team, with a Board and Senior Leadership team, to ensure strategic planning for the future.



Our Capacity and Locations



Precision Construction has a depth of capacity and breadth of experience to deliver residential projects and developments across the Auckland and Northland area, with bases in Auckland, Mangawhai and Whangārei.

Our capabilities allow us to manage between 300 – 350+ homes in construction, depending on the complexity, specifications, size and scope of each project.

At Precision Construction, we take pride in crafting luxury, high-end homes with meticulous attention to detail. Our master craftspeople focus on a select few projects at a time, ensuring that each home receives the dedicated care and expertise it deserves. This approach allows us to maintain the highest standards of quality and exclusivity, providing an unparalleled experience for our discerning clients. If you're looking to create a truly bespoke home, we invite you to connect with us.

Our People

At Precision Construction, our greatest asset is our people. Our team embodies the passion, expertise, and commitment to excellence that drive our success. With a strong emphasis on company culture and our purpose of “building great people and quality homes,” we have grown to an in-house team of over 120.

Onsite, our team includes experienced project managers, skilled carpenters, diligent labourers, and apprentices, all contributing to a collective experience of over 200 years. These teams are supported by our dedicated support office team, including specialists in Quantity Surveying, Project Administration, Health, Safety and Wellbeing, Finance, People, and Operations.

Our dedicated team are committed to delivering excellence in every project, creating homes and communities to the highest standards.

The average tenure of our team is over 5 years, with some over 20 years. Precision Construction has a depth of capacity and breadth of experience to deliver construction projects across the Auckland and Northland areas.



Our People

Board of Directors

Our directors are a group of seasoned professionals who provide strategic guidance and oversight, ensuring Precision Construction continues to thrive and innovate.

Chair



Shalene Gray

(tenure 9 years)

<https://www.precisionconstruction.co.nz/people/shalene-gray>

Non-Executive Director and Founder



Grant Millar

(tenure 45 years)

<https://www.precisionconstruction.co.nz/grant-millar>

Executive Director And Co-Founder



Danny Spooner

(tenure 26 years)

<https://www.precisionconstruction.co.nz/danny-spooner>

Health, Safety and Wellbeing Board Subcommittee Chair



Daniel Norris

(tenure 1 year)

<https://www.linkedin.com/in/chucknorris/?originalSubdomain=nz>

Our People

Senior Leadership Team (SLT)

Our SLT is an experienced group of professionals who drive Precision Construction's vision and ensure excellence in every project we undertake.



Chief Executive

Quentin Quin
(tenure 18 months)



Head of Construction and GM – QS, Operation and Procurement

Danny Spooner (Acting)
(tenure 26 years)



GM – Strategic Relationships

Rob Moule
(tenure 12 years)

The Health, Safety and Wellbeing lead and Financial Controller report directly to the Chief Executive but are not part of the SLT.

Our People

Construction Team

Our Construction Team Leaders are well experienced and knowledgeable who ensure our projects are setup to succeed and perform to highest possible level.



Jonathan White

Residential construction expert
(tenure 20 years)

Project Manager - Auckland



Jason Williamson

Residential development expert
(tenure 5 years)

Construction Manager - Residential Developments - Northland



Eli Gilmore

Residential construction expert
(tenure 20 years)

Project Manager - Northland



Dave Croul

Residential development expert
(tenure 3 years)

Lead Project Manager - Tamaki Regeneration Company



Craig Coyle

Residential development expert
(tenure 5 years)

Construction Manager - Residential Developments - Auckland



Mick McClure

Residential development expert
(tenure 13 years)

Preconstruction Manager



Mike Ryan

QS Manager, Preconstruction
(tenure 8 years)



Tom Boyle

QS Manager, Delivery
(tenure 9 years)



Ling Yang

Procurement Manager
(tenure 3 years)

Innovation



One of our core values is to aim higher and our team does this by always striving for continuous improvement - be it quality, cost, time, sustainability, durability, safety or other areas.

This is typically achieved through innovation of materials, details, methodologies and technology.

We have a passion for exploring new products and ways of building, so if you are thinking of something different for how to build in New Zealand, Precision Construction is your go to company.

Over the years we have innovated construction with Precision Construction Optimised Construction methodologies utilising Hybrid Offsite Manufacturing to enable:

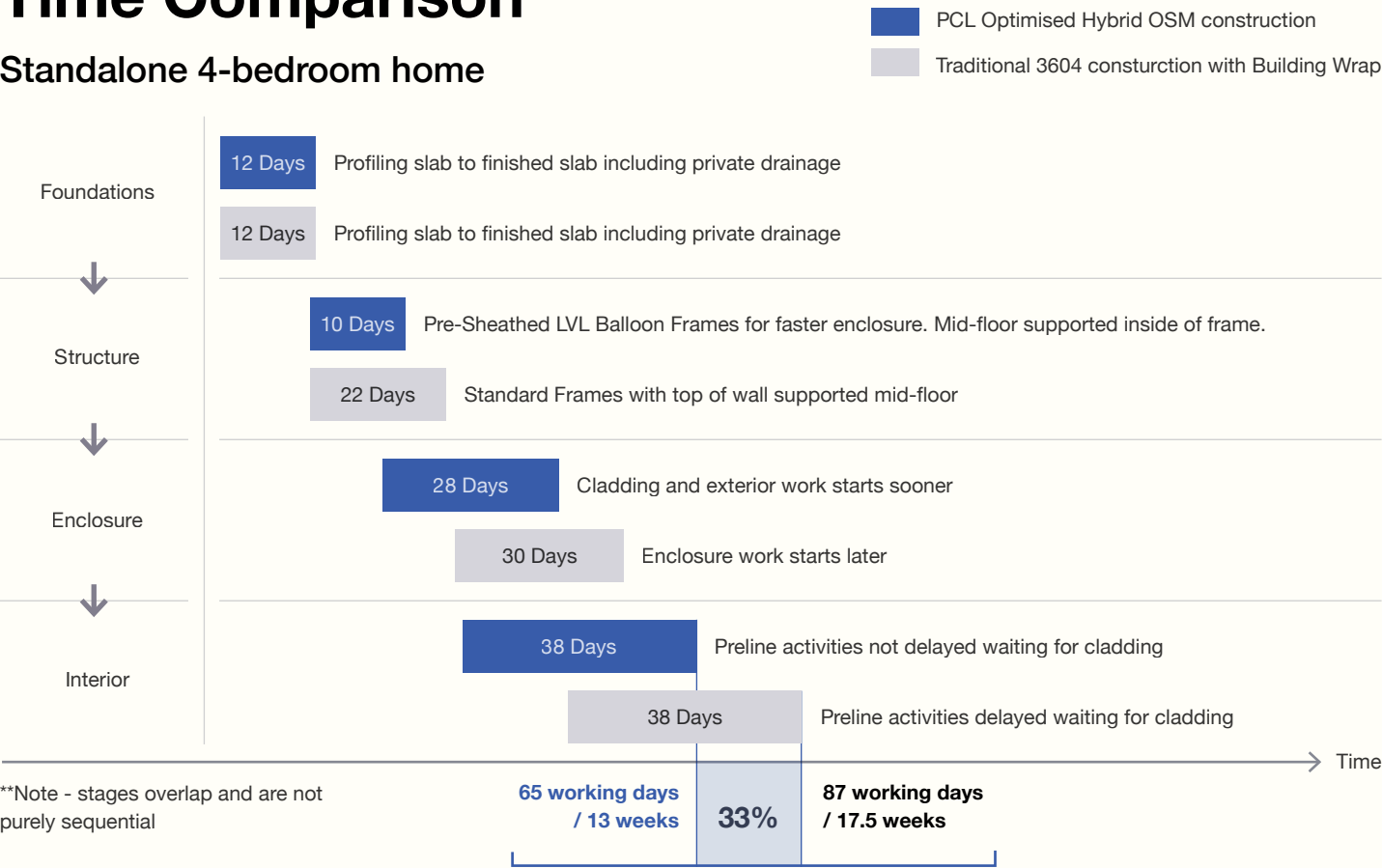
- Faster construction of homes (33% faster).
- Structurally stronger homes.
- Weathertight faster.
- Reduced costs of construction.
- Waste reduction while further enhancing construction duration efficiencies.

The above approach is an effective and proven methodology which past clients can testify to.

Innovation

Time Comparison

Standalone 4-bedroom home



Innovation is not limited to the construction phase. Precision Construction has developed an innovated Accelerated Quality Preconstruction Initiative (AQPI) with trusted, long-term, experienced consultant group to deliver the preconstruction phase 38% faster than traditional preconstruction processes, to a higher quality, mitigating any delays during construction phase.

Testimonials



It gives us great pleasure to write a reference for Precision Construction who carried out a renovation for us in 2021 and 2022. We couldn't recommend the company enough from our initial meeting with Danny through to the team that worked on our home. The level of professionalism, attention to detail and care was fantastic. It was not an easy project, managing a large refurbishment during the pandemic and following lockdowns with staff illness, material procurement challenges and lead times from subcontractors not guaranteed. Precision Construction navigated through these challenges with clear and timely communication and provided us with options and solutions where required to, avoiding delays on the project.

The Precision Construction team were highly organised, on top of our regular meeting minutes and budgets, and always took the time to listen and consider our concerns and ideas, making us feel very involved in the build. They also brought in great subcontractors and the mutual respect amongst everyone was very positive and gave a good energy to the project, which was a bonus for us as the owners. The follow up has also been great and any issues we have, Precision Construction are there to sort them out.

We couldn't recommend Precision Construction enough and would definitely not hesitate to use them again on any future building projects.

— Sarah Paykel and Craig Greenwood



Many of us only undertake a project of this nature, building a house from the ground up, once in our lives. Having had them do renovation work for me in 2008, we chose to engage Precision Construction again.

This choice was validated by our architect.

I understood the importance of communication in the initial discussion and had confidence knowing Danny and Precision Construction, that we could have an open discussion about the proposed building. I was also confident regarding the quality of product that they would deliver.

We chose not to get any comparative prices and agreed on an open book exercise with a declared margin. The project, challenging both from a site perspective and with the degree of architectural detailing ran smoothly in every way. The quality of project management, their staff and subcontractors who were all highly skilled, finishing within the agreed timeframe and on budget – all speak volumes as to Precision Construction's culture and reputation as a builder of fine homes.

— Sarah and Nick Cole

Testimonials



I have worked with Grant and Danny and the team at Precision Construction on a number of successful projects over the years. These include the construction of my own home and multiple commercial and retail construction jobs ranging from \$4m to \$20m. They have always delivered a great product for the right money, and they continue to be one of our preferred contractors. Very trustworthy, very reliable and very good at what they do. Nothing is ever a problem, and I couldn't recommend them more highly.

— **Mark Francis, CEO, Centauria NZ**



We recently (2021) had our house renovated by Precision Construction and we couldn't be happier with the results. The team delivered a high standard of workmanship, completing the project on time and within budget.

Their excellent communication throughout the process made everything run smoothly.

We highly recommend Precision Construction for any renovation needs!

— **Rebecca and Alex van Son**



I have been involved with Precision Construction for over eight years. During that time, they have completed over \$50 million of work for our businesses over seven projects.

Precision Construction for me is outstanding as a construction company in many ways. This commences right at the inception of a programme, with early contractor involvement in leading at the design phase, then they are involved with us in the optimisation of the construction programme.

There is proactive communication and accurate reporting through construction to practical completion and delivery. Precision Construction have always had a customer focus and as such has delivered the majority of our projects ahead of time and all of them with five-star quality.

Right throughout the Company there is a professionalism, quality of thought and quality of personnel that impresses from the first. The innovation that has been demonstrated through our projects is genuinely industry leading in New Zealand, and the solutions to issues that arise through the construction process is thought through, communicated and resolved quickly.

There is a great company culture that drives all this. They are very well run, ethical, transparent, and very skilled at what they do.

I am pleased to provide a testimonial for Precision Construction and would personally recommend them as a "go to" builder for any development project. They have a wide array of talent to draw on and in my experience have added considerable value to all our work

— **Andrew Bonner**

Precision by Numbers



Residential Homes

- 42 projects delivered
- >\$200m completed homes



Residential Developments

- More than 150 developments completed
- More than 1,000 homes/apartments built
- \$500m completed developments
- All projects delivered on or ahead of programme
- Multiple projects have achieved zero-defect Practical Completion Inspections



People

- In-house team of over 100 including site and support functions
- Average tenure of people > 5 years
- All our Project and Site Managers are trade qualified



Years in Industry

- More than 45 years in the industry



Preconstruction

- Full service from Preliminary Investigations, Feasibility, Resource Consent, EPA and Building Consent
- Delivered more than 50 development packages
- Accelerated quality processes reduces design by up to 38%

Project Profiles



Dune House
New Build



Remuera Home
Extensive Renovation



Onehunga Bungalow
Renovation



Whitford Home
Extensive Renovation

Project Profiles



Passiv Haus Certified Development
Partial Design (BC only) and Build



Hazards Road Development
Full Design (RC, EPA, BC) & Build



348-352 Swanson Road Development
Full Design (RC, EPA, BC) & Build



30 Humariri Street Development
Build Only

Project Profiles



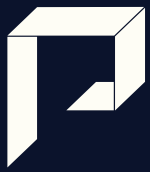
49 Koroha Street Development
Build Only



Soul Bar
Refit



Velocity Driving Range
(Remuera Golf Course)



Precision Construction

Company Profile

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